

When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

**MEETING OF THE
DESIGN REVIEW BOARD
QUASI-JUDICIAL PUBLIC HEARING**

December 6, 2022

REVISED - AGENDA

CALL TO ORDER: Set for approximately 7:00 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL

OATH OF OFFICE – New Board Member Alexander Feldman

1. Request for approval for a new single-family home for “CDO Development, LLC” located at 1270 99 Street, Lot 6 of Block 28. On October 18, 2022, the Board deferred the project. The architect revised the plans as requested by the Board's comments. The owners are proposing to construct a new two-story single-family home. The existing 2,575 sq. ft. single-story home (built in 1954 will be demolished and replaced with a new two-story 5,537 sq. ft. home. The residence will have 5 bedrooms, 6 full baths, 2 1/2 half baths and a 2-car garage. Enclosed please find the revised site plan and elevations. (Item #1)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

2. Request for approval for a new single-family home for “RAR House Trust” located at 9841 East Broadview Drive, Lot 10 of Block 23. The owners are proposing to construct a new two-story single-family home. The lot is currently vacant and was previously used by the neighboring lot (9861). A new two-story 6,604 sq. ft. under A/C home is proposed with 7 bedrooms, 7 baths, 2 1/2 baths and a two-car garage. Enclosed please find the site plan and elevations. (Item #2)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

3. Request for approval for renovations to the hotel “Landon Hotel - (Bal Bay Inn, LLC)” located at 9650-9660 East Bay Harbor Drive, Lots 1-2 of Block 11. On October 18, 2022, the Board deferred the project. The architect has submitted corrections as requested by the Board. The owner is proposing to remodel the existing hotel lobby into an indoor food / bar area with about 60 seats. The existing outdoor area between the hotel and East Bay Harbor Drive is planned to remove the entire driveway / vehicular drop off areas and convert the area into an outdoor food / bar area with 65 seats. A small pool (interior) and spa (along 97 Street) are also proposed. A fence / wall / landscape buffer is proposed along East Bay Harbor Drive and 97 Street around the outdoor activity areas. Enclosed please find the revised site plan and elevations. (Item #3)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9650-9660 East Bay Harbor Drive.

4. Request for approval for a new multi-family dwelling for "9955 Bay Harbor Development, LLC" located at 9919-9955 E. Bay Harbor Drive, Lots 19-21 of Block 4. On November 1, 2022, the Board deferred the project. The architect has submitted corrections as requested by the Board. The developer is proposing to construct a new thirty-three (33) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building on top of a grade level partially under the building parking garage / extended parking area into yard areas. The proposed building will have 7 floors of residential use over the grade level parking areas. The dwelling units will range in size between 1,572 to 4,008 square feet of a/c space plus balconies, etc. The proposed building would require the developer to acquire 7 TDR units. Enclosed please find the revised site plan and elevations. (Item #4)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9919-9955 East Bay Harbor Drive.

5. Request for approval for an addition and renovations for "Alan Cohen Trust & 1025 Kane Concourse, Ltd" located at 1025 Kane Concourse, Lots 14-15 of Block 11. The property owner is proposing a second story addition and renovations to an existing two-story commercial complex. Enclosed please find the site plan and elevations. (Item #5)

** Staff Review:* The design meets the Town Code and was approved by the Development Review Committee.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1025 Kane Concourse.

6. Request for approval for a new multi-family dwelling for "CHBH 103 Street LLC" located at 10270-10290 E. Bay Harbor Drive, Lots 1-2 / 14-15 of Block 5. The developer is proposing to construct a new seventy-seven (77) dwelling unit mid-rise development. The proposed architecture style is a typical "2020 South Florida Modern" dominated by abundant glass surfaces but with interesting curvilinear building facades and balconies. The proposed building will have six (6) stories in height with five (5) floors of dwelling units on top of a ground level parking garage. The proposed building would require the developer to acquire 36 TDR units. Enclosed please find the site plan and elevations. (Item #6)

** Staff Review:* The design meets the Town Code and was approved by the Development Review Committee.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 10270-10290 East Bay Harbor Drive.

7. Request for approval for a new multi-family dwelling for "PPG BHT Owner, LLC" located at 10141-10143 E. Bay Harbor Drive, Lots 9-12 of Block 4. The developer is proposing to construct a new forty-four (44) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped 7-story building on top of a grade level partially under the building parking garage / extended parking area into yard areas. The dwelling units will range in size between 2,169 to 5439 square feet. The proposed building would require the developer to acquire 9 TDR units. Enclosed please find the site plan and elevations. (Item #7)

** Staff Review:* The design meets the Town Code and was approved by the Development Review Committee.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 10141-10143 East Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

ADJOURNMENT: Approximately 10:30 p.m.

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Design Review Board with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.